| 043.0 | 0007 | 0002.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,045,000 | / | 1,045,000 |
| USE VALUE: | 1,045,000 | / | 1,045,000 |
| ASSESSED: | 1,045,000 | / | 1,045,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 60 | -62 | PARK ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | AZAR JOY E |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 60 PARK STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DEMARKLES MAURIA - |
| Owner 2: | - |
| Street 1: | 60 PARK STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1890, having primarily Vinyl Exterior and 2398 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 7500.000 | 523,500 | 5,500 | 516,000 | 1,045,000 |
| Total Card | 0.172 | 523,500 | 5,500 | 516,000 | 1,045,000 |
| Total Parcel | 0.172 | 523,500 | 5,500 | 516,000 | 1,045,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.83 /Parcel: 435.83

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 523,500 | 5500 | 7,500. | 516,000 | 1,045,000 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 497,000 | 5500 | 7,500. | 516,000 | 1,018,500 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 497,000 | 5500 | 7,500. | 516,000 | 1,018,500 | 1,018,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 426,000 | 5500 | 7,500. | 548,300 | 979,800 | 979,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 426,000 | 5500 | 7,500. | 399,900 | 831,400 | 831,400 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 400,000 | 5500 | 7,500. | 348,300 | 753,800 | 753,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 400,000 | 5500 | 7,500. | 296,700 | 702,200 | 702,200 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 335,100 | 5500 | 7,500. | 290,300 | 630,900 | 630,900 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DEMARKLES MAURI | 33041-522 | | 6/12/2001 | | 529,900 | No | No | | |
| | 11697-338 | | 6/24/1969 | | 23,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/26/2016 | 496 | Re-Roof | 9,000 | | | | | reroof |
| 8/2/2001 | 522 | Wood Dec | 6,000 | C | | | | REPAIR REAR DECK |
| 7/25/2001 | 503 | Redo Bat | 12,000 | C | | | | REMODEL BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/8/2018 | MEAS&NOTICE | CC | Chris C |
| 1/17/2009 | Meas/Inspect | 345 | PATRIOT |
| 9/25/2001 | MLS | HC | Helen Chinal |
| 3/31/2000 | Inspected | 263 | PATRIOT |
| 3/3/2000 | Mailer Sent | | |
| 3/3/2000 | Measured | 268 | PATRIOT |
| 11/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 7500 | | Sq. Ft. | Site | | 0 | 80. | 0.86 | 1 | | | | | | | | | 516,000 | | | | | | 516,000 | |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 23:28:35 |

## LAST REV

| Date | Time |
|---|---|
| 05/14/19 | 14:49:02 |
| apro | |

| | |
|---|---|
| PAT ACCT. | 3698 |
| User Acct | 30665 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 12/08/18 |

!3698!

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 30665 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| Total AC/HA: | 0.17218 | Total SF/SM: | 7500 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 516,000 | Spl Credit | | Total: | 516,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 14 - Multi- TnHs | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1890 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | Yes |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | 1 | Rating: | Average |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 150.00 |
| Size Adj.: | 1.13882685 |
| Const Adj.: | 0.99247509 |
| Adj $ / SQ: | 169.539 |
| Other Features: | 134980 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 643118 |
| Depreciation: | 119620 |
| Depreciated Total: | 523498 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 2 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | 2 | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2001 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

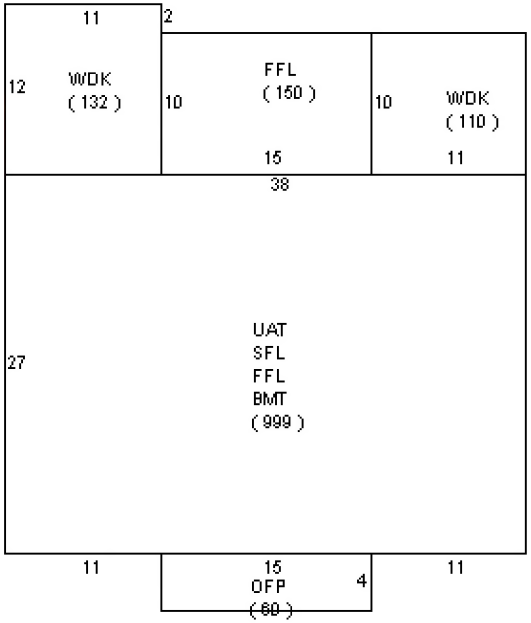
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | M |
| Totals | | | |
| 2 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 186.49 |
| Special Features: | 0 | Val/Su Net: | 141.52 |
| Final Total: | 523500 | Val/Su SzAd | 243.72 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,149 | 169.540 | 194,800 |
| BMT | Basement | 999 | 50.860 | 50,811 |
| SFL | Second Floor | 999 | 169.540 | 169,369 |
| UAT | Upper Attic | 250 | 118.680 | 29,640 |
| WDK | Deck | 242 | 10.060 | 2,434 |
| OFP | Open Porch | 60 | 43.670 | 2,620 |
| Net Sketched Area: | | 3,699 | Total: | 449,674 |
| Size Ad | 2148 | Gross Area | 4448 | FinArea 2398 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 043.0-0007-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X22 | A | AV | 1925 | 20.68 | T | 40 | 104 | | | 5,500 | | | 5,500 |
| 2 | Frame Shed | A | Y | 1 | 6X21 | A | AV | 1990 | 0.00 | T | 23.2 | 104 | | | | | | |

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500